



*RACE TOD*  
November 29, 2018



# The Project

## ◆ Housing

- ◆ Approx. 400 rental units
- ◆ 51%+ must be affordable to up to 80% of AMI

## ◆ Health Clinic

- ◆ Approx. 30,000sf
- ◆ Medical
- ◆ Dental
- ◆ Pharmacy

## ◆ Other Neighborhood-Serving Services/Benefits

- ◆ Fresh food market or other retail
- ◆ Jobs for local residents
  - ◆ Construction
  - ◆ Health Clinic
- ◆ Green and Socially Conscious Design and Construction





# About the Partners

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- 501(c)3 established in 2003, staffed 2007
- Mission: To acquire, develop, and preserve urban community assets throughout Metro Denver
- Initial \$15M seed capital investment from Gary Williams Energy Corp. has leveraged over \$80 million in 30 real estate investments. These 30 properties have leveraged over \$600M in redevelopment, serving over 10,000 low and moderate income people
- 1,000 full and part-time jobs are supported by ULC real estate investments
- Use the Community Land Trust (CLT) 99 year land lease with partners to ensure permanent stewardship of the improvements



- 501(c)3 established in 1994
- Mission: To provide culturally competent health care and preventive health services for the medically underserved
- Federally Qualified Health Center since 2015
- Existing clinic at 5075 Lincoln Street (Globeville)
- Existing administrative offices at 4725 High Street (Elyria Swansea)



- Formed in 2013 to focus on residentially anchored mixed-use development in urban locations, but leverages a platform founded in 1991
- Based in Atlanta, GA
- Mission: To provide creative business, financial and operating solutions, fueled by innovation, to outperform the market, provide superior risk-adjusted returns to our co-investors and transformational developments to the communities in which we operate

# Who Will Live at 48<sup>th</sup> & Race



**DENVER**  
OFFICE OF ECONOMIC  
DEVELOPMENT

## 2018 Income Limits

% AMI	HOUSEHOLD SIZE					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30%	\$18,900	\$21,600	\$24,300	\$26,950	\$29,420	\$33,740
50%	\$31,500	\$36,000	\$40,500	\$44,950	\$48,550	\$52,150
60%	\$37,800	\$43,200	\$48,600	\$53,940	\$58,260	\$62,580
80%	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450
90%	\$56,700	\$64,800	\$72,900	\$80,910	\$87,390	\$93,870
95%	\$59,850	\$68,400	\$76,950	\$85,405	\$92,245	\$99,085
100%	\$63,000	\$72,000	\$81,000	\$89,900	\$97,100	\$104,300
110%	\$69,300	\$79,200	\$89,100	\$98,890	\$106,810	\$114,730
115%	\$72,450	\$82,800	\$93,150	\$103,385	\$111,665	\$119,945
120%	\$75,600	\$86,400	\$97,200	\$107,880	\$116,520	\$125,160



# Next Community Meeting

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JANUARY 15<sup>TH</sup>, 2019

12pm-1pm

Johnson Recreation Center

4809 Race Street

*Food*

*Spanish Translation*



Erin Clark, VP of Master Site Development

[eclark@urbanlandc.org](mailto:eclark@urbanlandc.org)

[www.urbanlandc.org](http://www.urbanlandc.org)